

**144 Philip Street, Kin Kora, Qld 4680**



**Sold House**

Tuesday, 15 August 2023

144 Philip Street, Kin Kora, Qld 4680

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 622 m2**

**Type: House**

**\$345,000**

It is a rare opportunity that homes such as 144 Philip Street come to market. Boasting endless potential for those looking for an impressive rental return; dual living; a private rental situation or just looking to accommodate a large family. Wait no longer... 144 Philip Street could be the one!

**First Floor:**

- Full length verandah
- Kitchen with island bench and freestanding oven
- Four good size bedrooms
- Polished timber flooring
- Spacious living space
- Bathroom and separate toilet
- External front and rear access

**Ground Floor:**

- Separate entrance
- A number of multi-purpose rooms
- Easy maintenance tiled floors throughout
- Currently used as three additional bedrooms
- Second bathroom
- Second kitchen
- Internal laundry
- Concrete area for entertaining

**General Information:**

- Fully fenced 622sqm (approx) block
- Within walking distance to Stockland Shopping Centre
- Separately metered for electricity
- Off street parking for two vehicles
- Fixed term lease in place at \$500/week through to February 2024
- Rates \$3,300/year (approx)

As we see continued growth in the Gladstone market, how can you go wrong with this investment. Call the listing agent for further information. 24hours notice necessary due to tenancy for private inspections.\*\* Photos used for advertising have been digitally decluttered to protect the tenant's privacy. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property.\*\*